



12 Ida Road, Skegness, PE25 2AR



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£269,500

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## Key Features

- SPACIOUS 5 BEDROOM FAMILY HOME
- CLOSE TO TOWN CENTRE & BEACH
- LOW MAINTENANCE GARDEN
- GATED PARKING & 27' TANDEM GARAGE TO REAR
- PVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- EPC RATING C





SPACIOUS 5 BEDROOM FAMILY HOME. CLOSE TO TOWN CENTRE & BEACH. LOW MAINTENANCE GARDEN, GATED PARKING & 27' TANDEM GARAGE TO THE REAR.

A very spacious 5 bedroom house close to the town centre, schools and the beach in a lovely tree lined avenue. With Enclosed Porch, Hallway, Lounge, Dining Room, Kitchen, Study, ground Floor Shower Room and Conservatory. 5 Bedrooms and Family Bathroom to the first floor. Pvc double glazing, gas central heating. Well worth viewing. EPC Rating C.

#### LOCATION

From Newton Fallowell office follow Roman Bank northwards and turn immediately left into Ida Road. No. 12 lies on the right hand side. Vehicle access is via a service road to the rear of the property.

#### ACCOMMODATION

##### PORCH

With double pvc entrance doors and arched top screen, tiled floor, inner pine entrance door with matching side screens and leaded glazed top panels to the:-

##### HALLWAY 8' 0" x 14' 4"

With polished wood flooring, radiator in a decorative cover, pine staircase with cupboard under and underfloor storage.

##### LOUNGE 13' 11" x 12' 1" into bay

With pvc bay window to the front elevation, polished wood flooring, radiator, coving to ceiling, fireplace surround with marble effect hearth and back panel, bi-fold doors opening to the:-

##### DINING ROOM 11' 1" x 13' 8"

With polished wood flooring, fireplace to match the Lounge, radiator, coving to ceiling, pvc door and side windows to the rear garden, underfloor storage.

##### KITCHEN 12' 5" x 9' 1" maximum

Fitted with a range of base and wall units, worksurfaces with matching splashbacks, breakfast bar with lighting canopy above, space for a double range gas cooker, sink unit with mixer tap over, space for fridge freezer, space for appliances, tiled floor, pvc window to the side elevation.

##### INNER HALL

With pvc door to the side elevation, opening to:-

##### STORAGE CUPBOARD

Being a large built in overhead storage cupboard above the Inner Hallway.

##### STUDY 11' 11" maximum x 7' 11"

With radiator, opaque pvc window, pine effect laminate flooring through to the:-

##### INNER HALLWAY 2

With pvc door to the Conservatory.

##### SHOWER ROOM

With pedestal hand basin, W.C, tiled walls and floor, shower not currently in use.

##### CONSERVATORY 12' 6" x 9' 9"

Of pvc construction with opaque polycarbonate roof, pvc french doors leading to the garden, wood effect laminate floor.

##### UTILITY ROOM

With base and wall units, worksurfaces, sink unit with mixer tap over, single glazed window to the side elevation, tiled walls, space and plumbing for appliances.

##### FIRST FLOOR LANDING

With a return staircase with pvc window to the side elevation, access to roof space.

##### BEDROOM 1 12' 2" x 14' 2" maximum into bay and alcove

With walk in pvc bay window to the front elevation, radiator, feature fireplace (currently boarded up).





### **BEDROOM 2 8' 0" x 14' 2"**

With pvc window to the front elevation, radiator.

### **BEDROOM 3 12' 5" x 8' 6"**

With pvc window to the side elevation, radiator.

### **BEDROOM 4 8' 4" x 13' 5" maximum**

With pvc window to the rear elevation, radiator.

### **BATHROOM**

With panelled bath with electric shower over, pedestal hand basin, W.C, radiator, tiled walls, pvc window to the side elevation, built in airing cupboard housing the hot water cylinder, access to roof space, extractor fan.

### **BEDROOM 5 11' 11" x 7' 4"**

With radiator, laminate effect flooring, pvc window to the rear elevation.

### **OUTSIDE**

To the front is a low brick wall with pedestrian hand gate and path to the front door, paved front garden area and a side path with wooden gate leads to the rear.

The rear garden is mainly paved with shrub beds and raised flower borders, mature trees, outside tap, electric point, fire escape from the first floor.

Vehicle access is via a private service road to the rear (accessed to the side of No.8).

### **TANDEM GARAGE 27' 3" x 11' 11"**

With up and over vehicle door, windows, personnel door to the rear garden, loft storage space, light and power.

To the side of the garage double vehicle gates open onto a block paved parking area providing parking for several vehicles.



## TENURE

Freehold

## SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## VIEWING

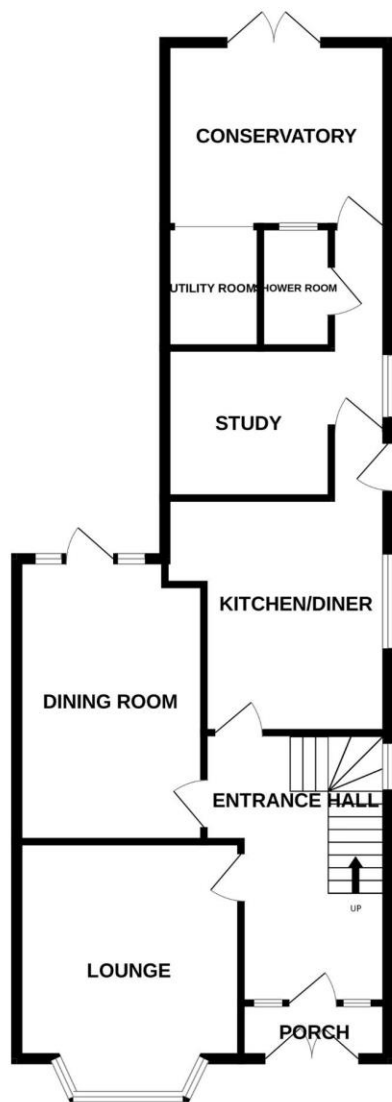
By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

## COUNCIL TAX

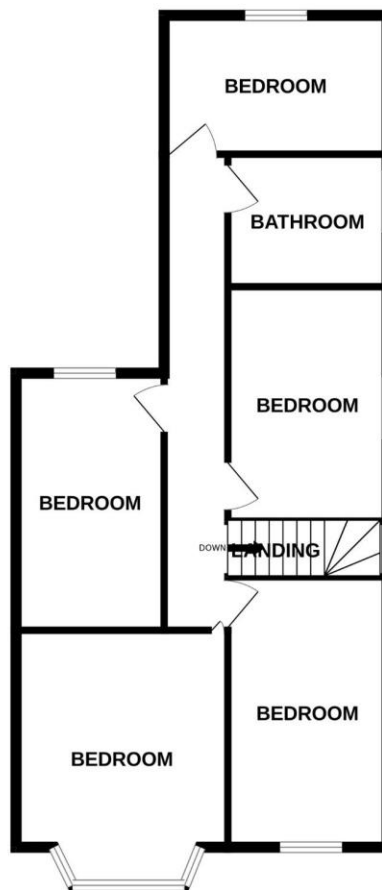
Charging Authority – East Lindsey District Council  
Band C - 2023/24 - £1833.77



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

